

**Westchester Village Project**  
8740 La Tijera Boulevard  
Westchester, CA 90045

General Plan: C2

Zoning: R4

150 units of multifamily homes allowable per zoning  
136 institutional quality multifamily home units requested

January 21, 2014

Prepared by:

**BRIAN ZUKOR**  
Institutional Development Advisors  
Executive Managing Director  
(310) 903-9097  
brian@ida.com



**PARTNERS**

INSTITUTIONAL DEVELOPMENT ADVISORS, LLC  
REAL ESTATE DEVELOPMENT | INVESTMENT | CONSULTING

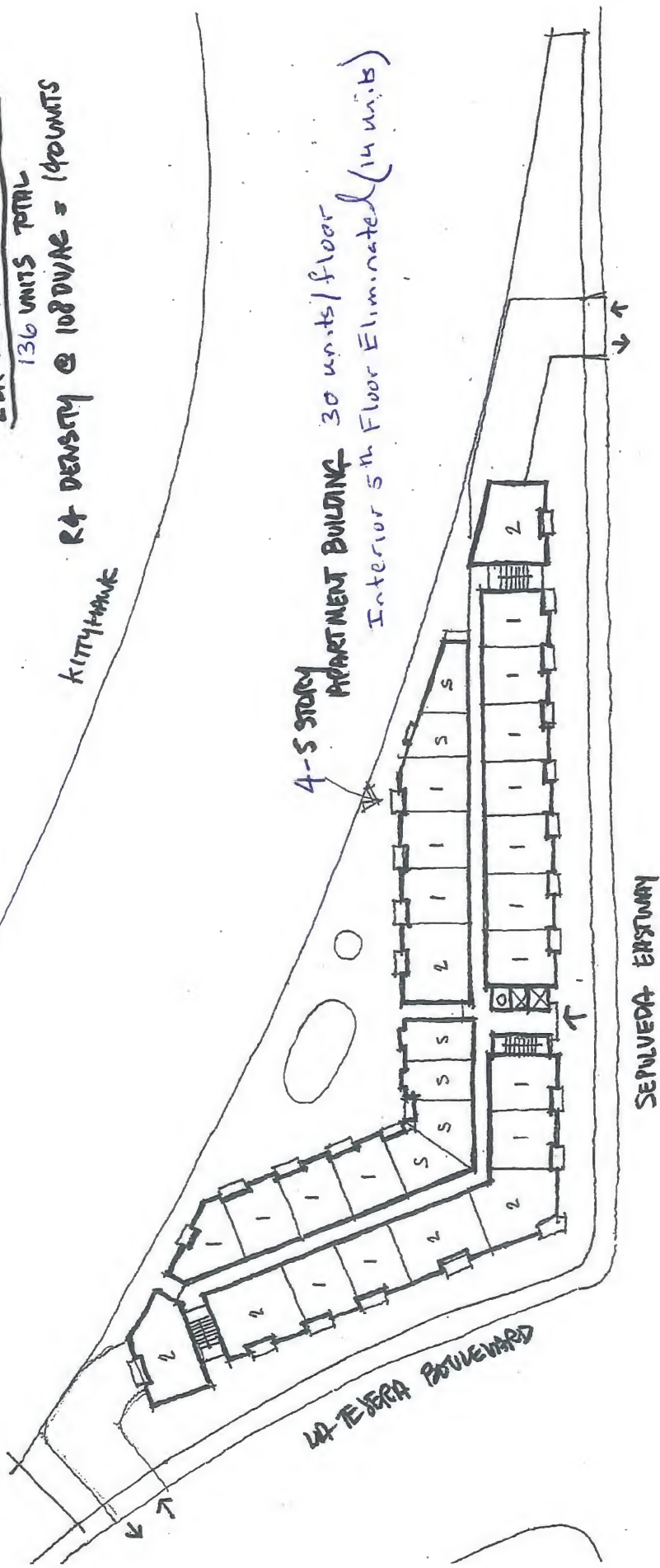
136 units

LOT AREA 56000 SF ± = 1.29 AC  
 DENSITY 136 UNITS / 116 DU/AC  
 UNIT MIX S -- 24 UNITS @ 500 SF - 18%  
 1BR - 83 UNITS @ 700 SF - 61%  
 2BR - 29 UNITS @ 1000 SF - 21%  
136 UNITS TOTAL

R4 DENSITY @ 108 DU/AC = 140 UNITS

KITTY HAWK

4-5 STORY APARTMENT BUILDING 30 units/floor  
 Interior 5th Floor Eliminated (14 units)



N  
 1" = 40'-0"  
 Jan 16/13

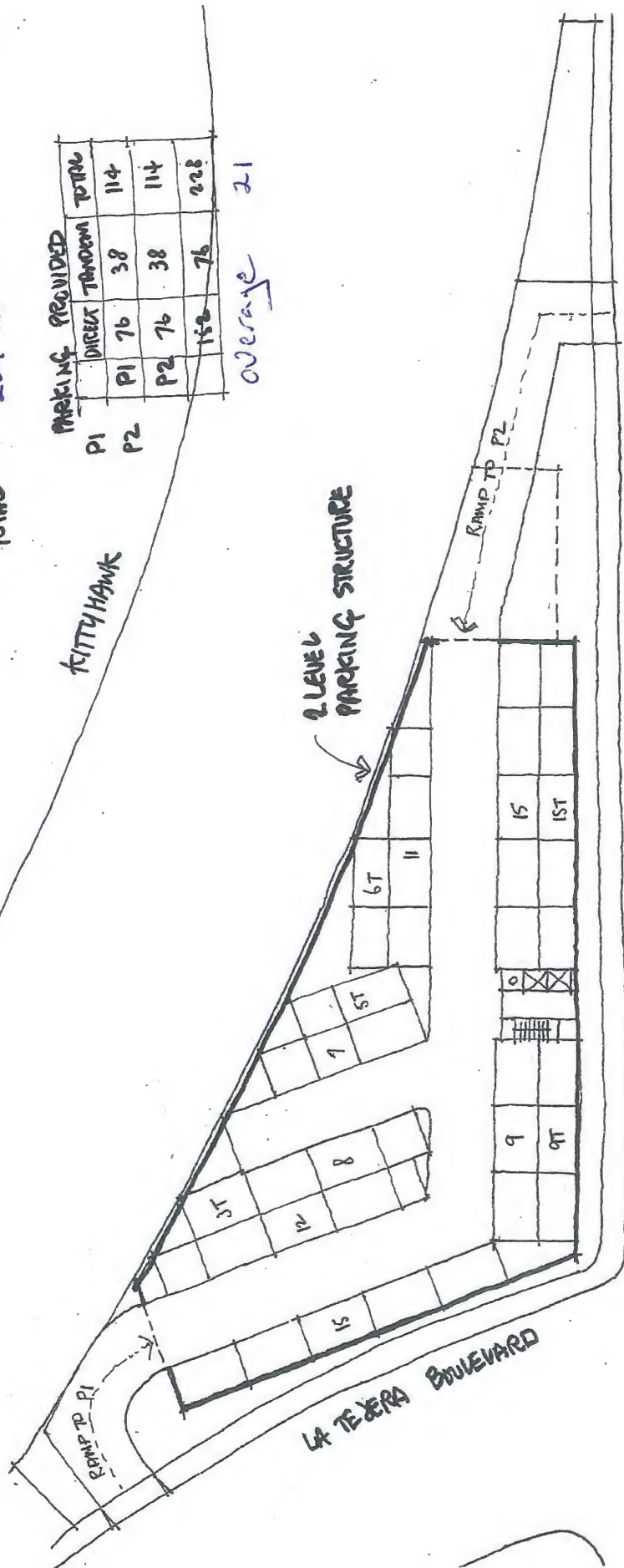
Institutional Development  
 Advisors ("IDA")

136 units

**PARKING REQUIRED**  
 24 STUROS (1:1) 24 STUOS  
 83 LBR (1.5:1) 125 STUOS  
 29 ZBR (2.0:1) 58 STUOS  
**TOTAL 207 STUOS**

PARKING PROVIDED			
	P1	DIRECT TANDUM	TOTAL
P1	P1	76	38
P2	P2	76	38
		152	76
			228

average 21



0 20 40 60 80  
 N  
 1" = 40'-0"  
 JAN 16/13







**IHOP**  
RESTAURANT  
**Baja Fresh**  
MEXICAN GRILL  
**STAPLES**

**WELLS FARGO**  
citibank  
**Sprint**  
**Quiznos SUB**  
HMM...TOASTY!  
**BED BATH & BEYOND**  
**Office DEPOT**  
Bank of America

Westchester Parkway

La Tijera Boulevard

Sepulveda Boulevard

**P**  
the Parking Spot

**IN-N-OUT**  
BURGER

**CVS** pharmacy  
**TJ-maxx**  
**TRADER JOE'S**  
**Panera**  
BREAD

**KOHL'S**

**PETCO**  
Where the pets go.  
**STARBUCKS**  
COFFEE

**Ralphs**

**CVS** pharmacy

**BOSTON MARKET**  
Home Style Meats

**Robeks**  
Fruit Smoothies & Healthy Eats

**RadioShack**